

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-616421
Client: Crawford Claims Management
Site: Stanton Guild House
Worcestershire
Client Ref: SU2206126
Date of Visit: 26/05/2023



Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
🌐 www.cet-uk.com

CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

Investigation Layout Plan

Sheet: 1 of 2

Job No: 616421

Date: 26/5/2023

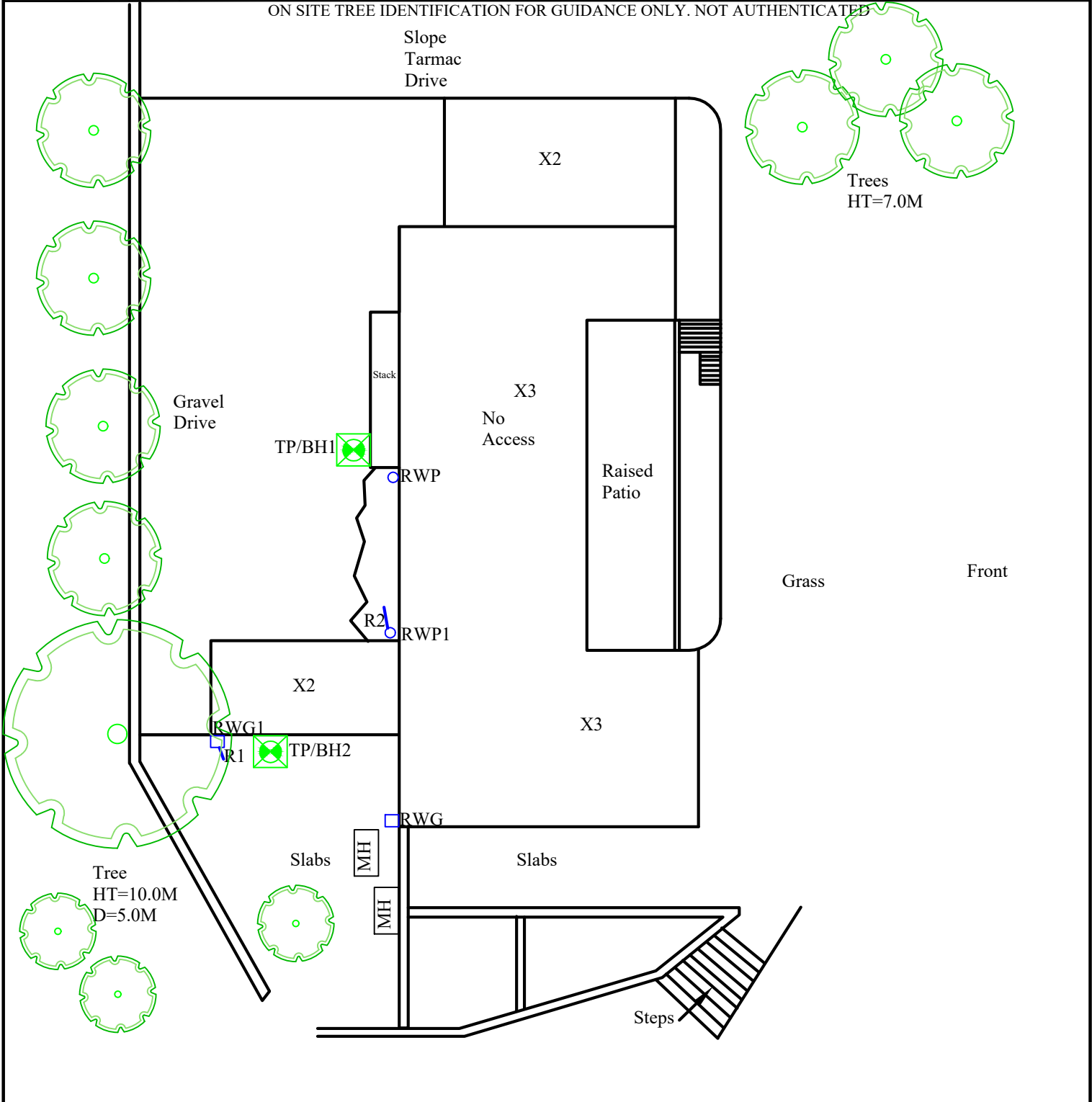
Site: Station Guild House

Work carried out for: Crawford Claims Management

AG (SI) AM (Checked) JMC (Drawn)

Weather: Dry

ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED



Remarks:

Key:

- Combined Gully RWWG
- Manhole MH
- Rain Water Pipe RWP
- Rain Water Gully RWG
- Soil Vent Pipe SVP
- Waste Gully WG
- Waste Pipe WP

Surface Water Drain

Foul Water Drain

Tree / Bush
(approx. ht in m)

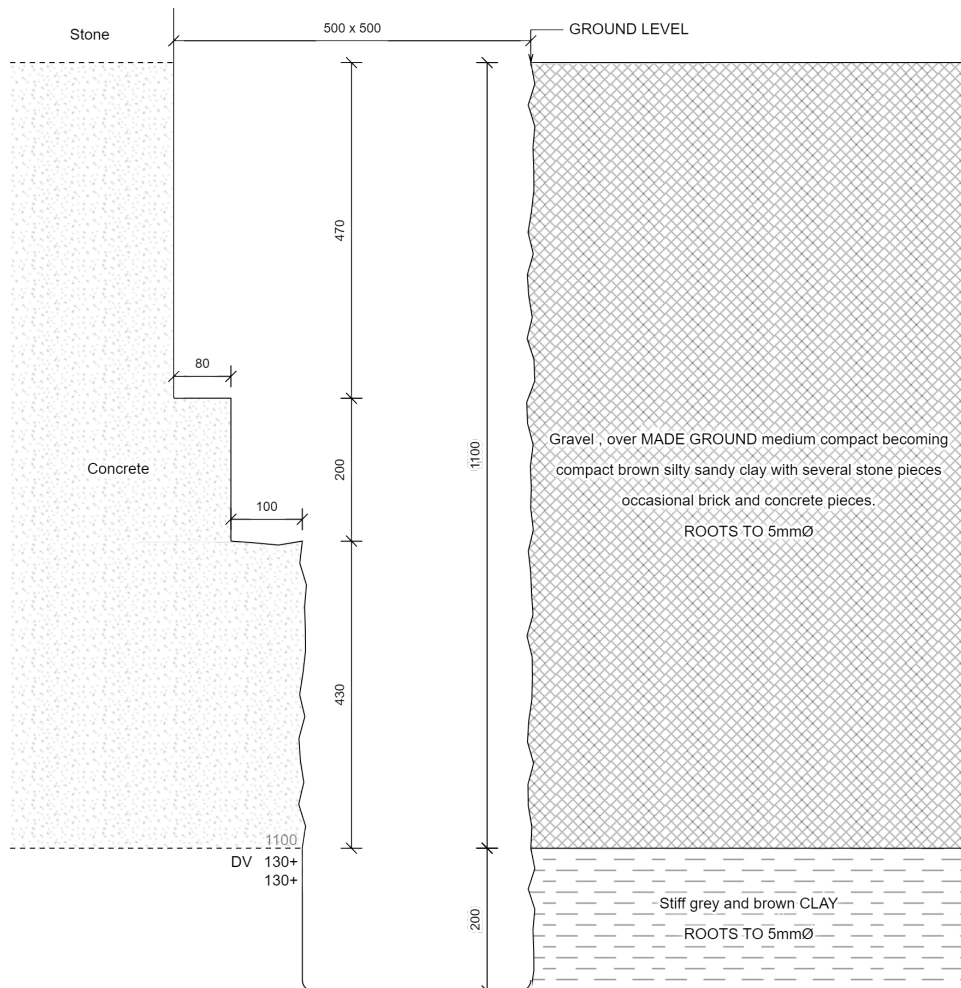
Trial Pit

Borehole

O/D - Open Discharge

Scale: N.T.S.

TEST REPORT: Trial Pit
REPORT NUMBER: C1077739 / 255918.1.1.1
TRIAL PIT REF: TP1 **DATE:** 26/05/2023
CLIENT: Crawford & Co **SITE:** STANTON GUILD HOUSE
JOB NO: 616421 **WEATHER:** Dry
EXCAVATION METHOD: Hand tools



For Strata below 1300mm see Bore Hole log

Curved steel pin driven 200mm under concrete foundation at 1100mm below ground level.

Key:
 D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

Remarks:
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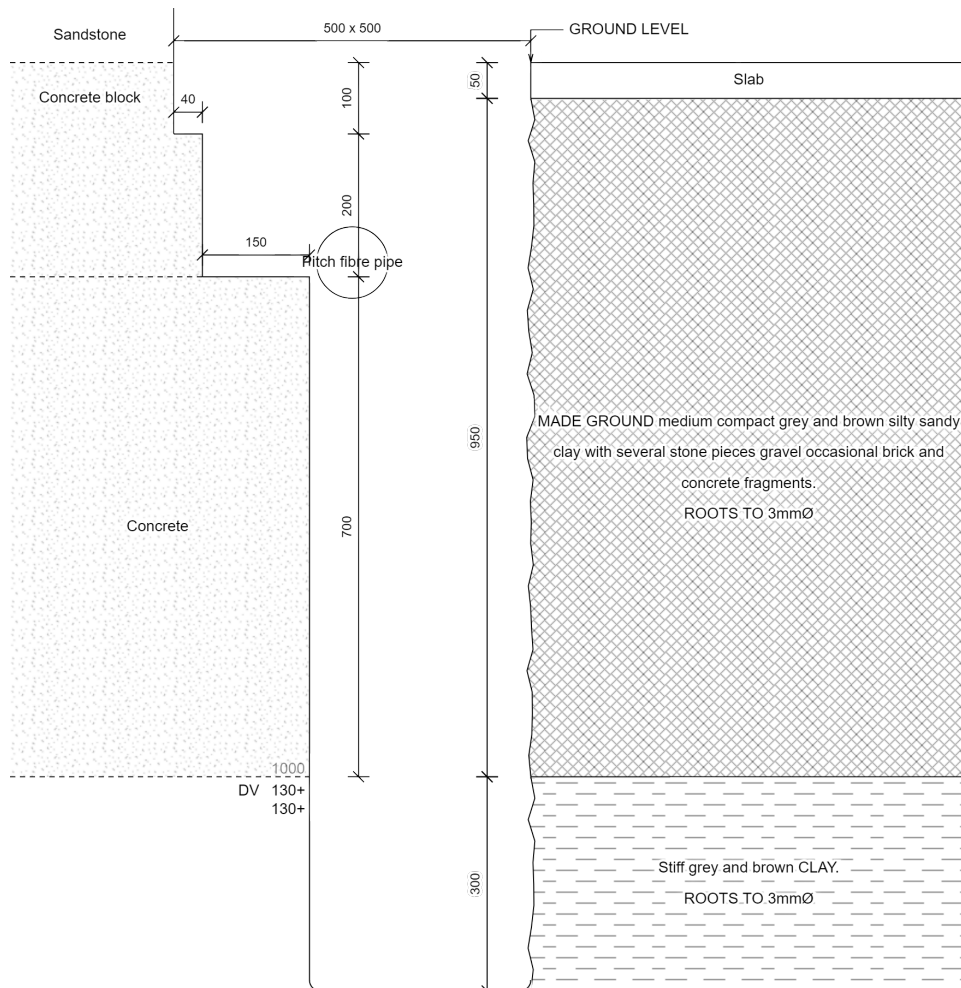
For and on behalf of CTS
 Adam Mason - Quality Control



Approved Signatory
 Report date 07-Jun-23

Borehole		1		Sheet:	1 of 1		Site:	STANTON GUILD HOUSE					
Boring Method:		Hand Auger		Job No:	616421		Client:	Crawford Claims Management					
Diameter (mm):		75		Date:	26/05/2023								
Weather:		dry		Ground Level:									
Depth	Soil Description						Thickness	Legend	Depth	Type	Result		
(m)													
0.00	See Trial Pit						1.30						
1.30	Stiff grey-brown slightly gravelly CLAY						1.70	⊖					
								⊖	1.50	DV	130+		
								⊖			130+		
								⊖					
								⊖					
								⊖	2.00	DV	130+		
								⊖			130+		
								⊖					
								⊖					
								⊖	2.50	DV	130+		
								⊖			130+		
								⊖					
								⊖					
3.00	End of BH								3.00	DV	130+		
											130+		
Remarks: BH ends at 3.0m. BH dry and open on completion, no roots observed below 2.5m							Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive				To	Max	
									Depth	Dia			
									(m)	(mm)			
									2.50	2			
Logged: AG AM Checked: Approved:							Version V1.0 28/01/16		N.T.S.				

TEST REPORT: Trial Pit
REPORT NUMBER: C1077739 / 255918.1.1.2
TRIAL PIT REF: TP2 **DATE:** 26/05/2023
CLIENT: Crawford & Co **SITE:** STANTON GUILD HOUSE
JOB NO: 616421 **WEATHER:** Dry
EXCAVATION METHOD: Hand tools



For Strata below 1300mm see Bore Hole log

Curved steel pin driven 200mm under concrete foundation at 1000mm below ground level.

Key:
 D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

Remarks:
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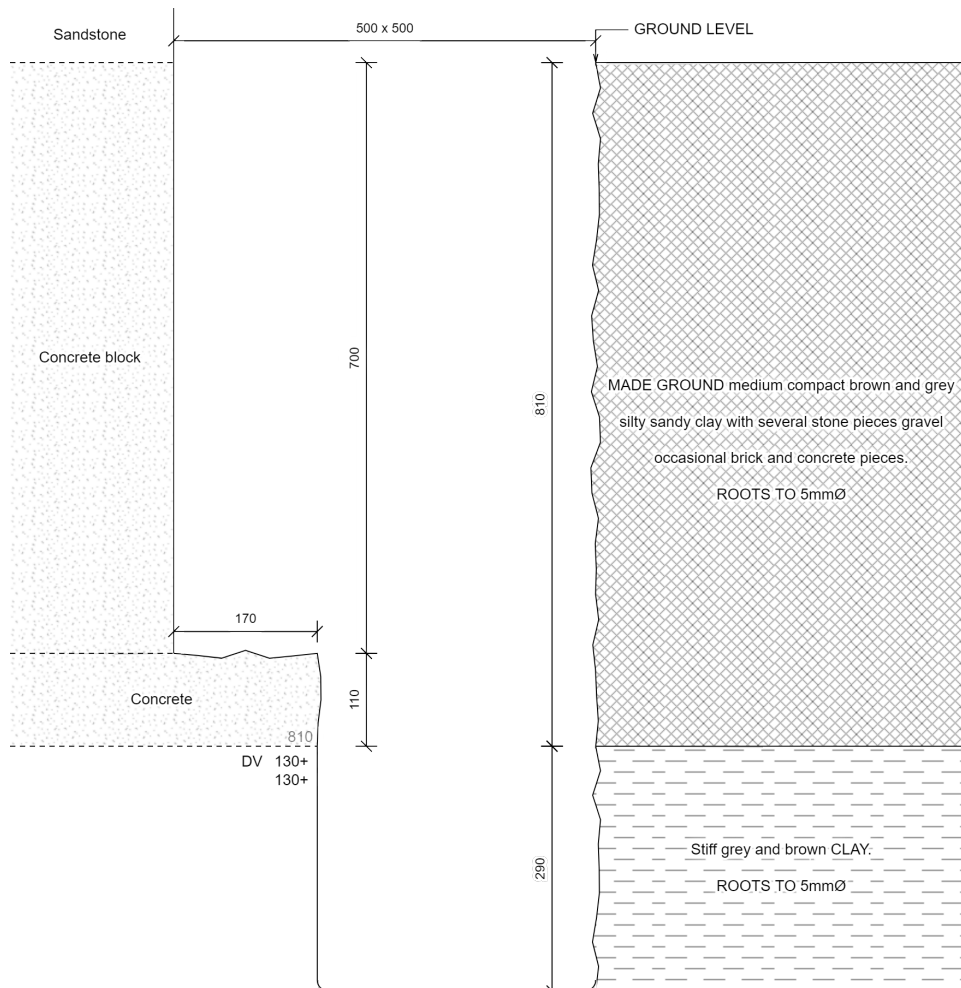
For and on behalf of CTS
 Adam Mason - Quality Control



Approved Signatory
 Report date 07-Jun-23

Borehole		2		Sheet:	1 of 1	Site:	STANTON GUILD HOUSE			
				Job No:	616421					
				Date:	26/05/2023					
Boring Method:	Hand Auger			Ground Level:		Client:	Crawford Claims Management			
Diameter (mm):	75	Weather:	dry							
Depth	Soil Description					Thickness	Legend	Samples and Tests		
(m)								Depth	Type	Result
0.00	See Trial Pit					1.30				
1.30	Stiff grey-brown CLAY					1.70		1.50	DV	130+
										130+
								2.00	DV	130+
										130+
								2.50	DV	130+
										130+
3.00	End of BH							3.00	DV	130+
										130+
Remarks:					Key:			To	Max	
BH ends at 3.0m. BH dry and open on completion, no roots observed below 2.5m.					D - Disturbed Sample			Depth	Dia	
					B - Bulk Sample			(m)	(mm)	
					W - Water Sample Roots			2.50	2	
					J - Jar Sample Roots					
					V - Pilcon Shear Vane (kPa) Roots					
					M - Mackintosh Probe Depth to Water (m)					
					TDTD - Too Dense To Drive					
Logged:	AG	AM	Checked:	Approved:	Version	V1.0 28/01/16		N.T.S.		

TEST REPORT: Trial Pit
REPORT NUMBER: C1077739 / 255918.1.1.3
TRIAL PIT REF: TP3 **DATE:** 26/05/2023
CLIENT: Crawford & Co **SITE:** STANTON GUILD HOUSE
JOB NO: 616421 **WEATHER:** Dry
EXCAVATION METHOD: Hand tools



For Strata below 1100mm see Bore Hole log

Curved steel pin driven 200mm under concrete foundation at 810mm below ground level.

Key:
 D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

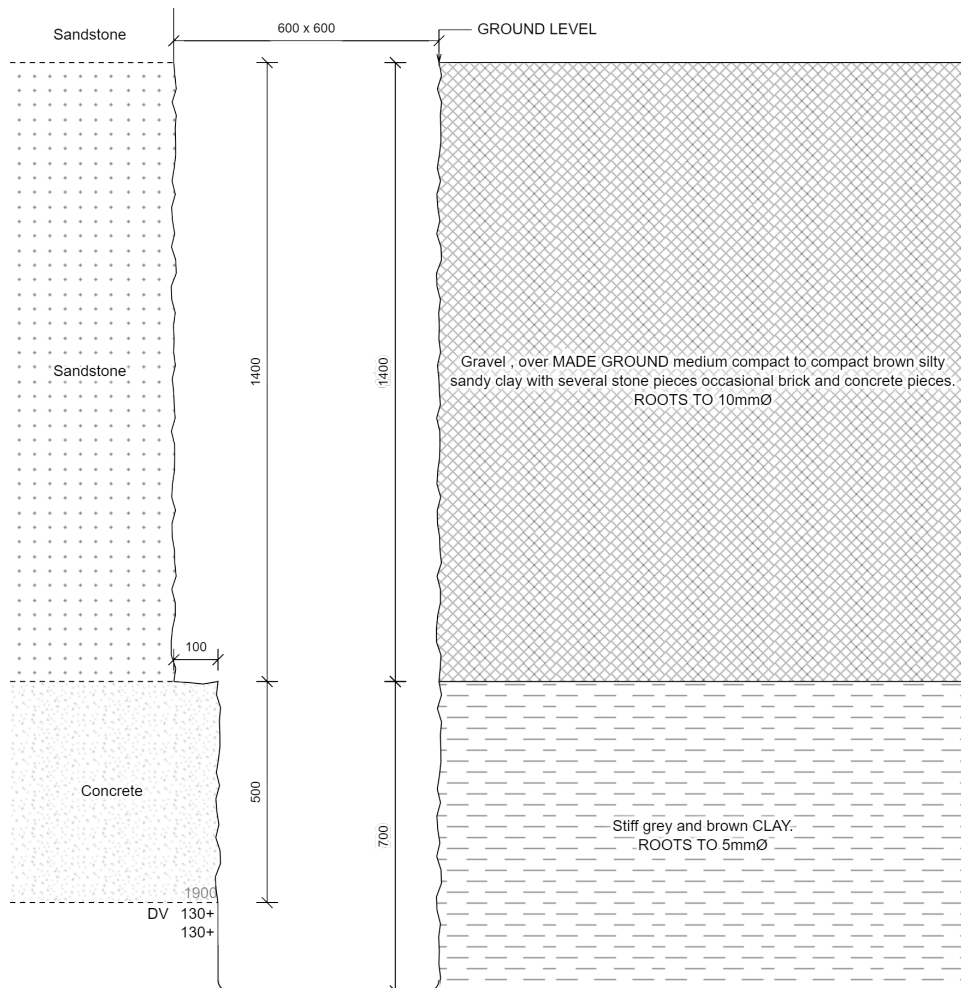
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 Adam Mason - Quality Control



Approved Signatory
 Report date 07-Jun-23

TEST REPORT: Trial Pit
REPORT NUMBER: C1077739 / 255918.1.1.4
TRIAL PIT REF: TP4 **DATE:** 26/05/2023
CLIENT: Crawford & Co **SITE:** STANTON GUILD HOUSE
JOB NO: 616421 **WEATHER:** Dry
EXCAVATION METHOD: Hand tools



For Strata below 2100mm see Bore Hole log

Curved steel pin driven 200mm under concrete foundation at 1900mm below ground level.


Key:
 D Small disturbed sample J Jar sample
 B Bulk disturbed sample V Pilcon vane (kPa)
 W Water sample M Mackintosh probe
 TDTD Too dense to drive

Remarks:
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For and on behalf of CTS
 Adam Mason - Quality Control



Approved Signatory
 Report date 07-Jun-23

Borehole		4		Sheet:	1 of 1	Site:	STANTON GUILD HOUSE			
				Job No:	616421					
				Date:	26/05/2023					
Boring Method:	Hand Auger			Ground Level:		Client:	Crawford Claims Management			
Diameter (mm):	75	Weather:	dry							
Depth	Soil Description							Samples and Tests		
(m)						Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit					2.10				
2.10	Stiff grey-brown CLAY					0.90				
								2.50	DV	130+
										130+
3.00	End of BH							3.00	DV	130+
										130+
Remarks: BH ends at 3.0m. BH dry and open on completion.					Key:			To	Max	
					D - Disturbed Sample			Depth	Dia	
					B - Bulk Sample			(m)	(mm)	
					W - Water Sample Roots			3.00	5	
					J - Jar Sample Roots					
					V - Pilcon Shear Vane (kPa) Roots					
					M - Mackintosh Probe Depth to Water (m)					
					TDTD - Too Dense To Drive					
Logged:	AG	AM	Checked:	Approved:	Version	V1.0 28/01/16		N.T.S.		

**SITE INVESTIGATION
LABORATORY TEST REPORT**

SI REPORT NUMBER: 616421

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
Stanton Guild House
Broadway
WR12 7NE

DATE OF SITE VISIT:
26/05/2023

DATE RECEIVED BY LABORATORY:
07/06/2023

Compiled by : *D. Wilkinson*
D Wilkinson - Project Delivery Supervisor

Approved by : *D. Wilkinson*
D Wilkinson - Project Delivery Supervisor

DATE REPORTED: 28-Jun-2023

Laboratory Summary Results

Our Ref : 616421
 Location : Stanton Guild House
 Client: CET Property Assurance (Crawford Claims Management)
 Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date Sampled: 26/05/2023
 Date Received : 07/06/2023
 Date Tested : 14/06/2023
 Date of Report : 28/06/2023

Sample Ref		Type	Moisture Content (%) [11]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH Value [13]	Sulphate Content		* Class [16]
TP/BH No	Depth (m)																	SO ₃ (g/l)* [14]	SO ₄ (mg/l) [15]	
1	U/S 1.10	D	29	<5	64	24	40	0.13	40	CH	7	281			> 130					
	1.5	D	27	<5											> 130					
	2.0	D	24	18	62	20	42	0.10	34	CH	7	212			> 130					
	2.5	D	28	<5											> 130					
	3.0	D	27	<5	64	23	41	0.11	41	CH	7	424			> 130					

Test Methods / Notes

- [1] BS 1377 : Part 2 : 1990, Test No 3.2
- [2] Estimated if <5%, otherwise measured
- [3] BS 1377 : Part 2 : 1990, Test No 4.4
- [4] BS 1377 : Part 2 : 1990, Test No 5.3
- [5] BS 1377 : Part 2 : 1990, Test No 5.4
- [6] BRE Digest 240 : 1993
- [7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

- [9] In Accordance with BS 1377-5 : 1990 : Clause 3
- [10] Estimated Heave Potential (Dd)
- [11] Values of shear strength were determined in situ by CTS using a Pilon hand vane or Geonor vane (GV).
- [12] BS 1377 : Part 3 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester
- [13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester
- [14] Sulphate content as SO₃ as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester
- [15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.
 PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* These tests are not UKAS accredited
 Full reports can be provided upon request.

Key

- D Disturbed sample (small)
- B Disturbed sample (bulk)
- U Undisturbed sample
- W Groundwater sample
- ENP Essentially Non-Plastic by inspection
- U/S Underside of Foundation



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Our Ref : 616421

Laboratory Testing Results

Date Sampled : 26/05/2023

Location : Stanton Guild House

Date Received : 07/06/2023

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 14/06/2023

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 28/06/2023

Sample Ref.		Type	Moisture Content (%) [11]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH Value [13]	Sulphate Content		* Class [16]
TP/BH No.	Depth (m)																	SO ₃ (g/l)* [14]	SO ₄ (mg/l) [15]	
2	U/S 1.00	D	30	<5	65	28	37	0.06	37	CH					> 130					
	1.5	D	29	<5											> 130					
	2.0	D	26	<5	62	22	40	0.11	40	CH					> 130					
	2.5	D	24	<5											> 130					
	3.0	D	25	<5	60	24	36	0.02	36	CH					> 130					

Test Methods / Notes

- [1] BS 1377 : Part 2 : 1990, Test No 3.2
- [2] Estimated if <5%, otherwise measured
- [3] BS 1377 : Part 2 : 1990, Test No 4.4
- [4] BS 1377 : Part 2 : 1990, Test No 5.3
- [5] BS 1377 : Part 2 : 1990, Test No 5.4
- [6] BRE Digest 240 : 1993
- [7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils.

[8] Building Research Establishment Information Paper 4/93

- [9] In Accordance with BS 1377-5 : 1990 : Clause 3
- [10] Estimated Heave Potential (Dd)
- [11] Values of shear strength were determined in situ by CTS using a Pilcon hand vane or Geonor vane (GV).
- [12] BS 1377 : Part 3 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester
- [13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester
- [14] Sulphate content as SO₃ as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester
- [15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

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Key

- D Disturbed sample (small)
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Our Ref : 616421

Laboratory Testing Results

Date Sampled : 26/05/2023

Location : Stanton Guild House

Date Received : 07/06/2023

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 14/06/2023

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 28/06/2023

Sample Ref.		Type	Moisture Content (%) [11]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH Value [13]	Sulphate Content		* Class [16]
TP/BH No.	Depth (m)																	SO ₃ (g/l)* [14]	SO ₄ (mg/l) [15]	
3	U/S 0.81	D	24	9	60	23	37	0.03	34	CH					> 130					
	1.5	D	24	7	61	20	41	0.10	38	CH					> 130					
	2.0	D	25	9											> 130					
	2.5	D	26	<5	60	22	38	0.10	38	CH					> 130					
	3.0	D	27	12											> 130					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils.

[8] Building Research Establishment Information Paper 4/95

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using

a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 1.0 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M

class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

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Key

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- U/S Underside of Foundation



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Our Ref : 616421

Laboratory Testing Results

Date Sampled : 26/05/2023

Location : Stanton Guild House

Date Received : 07/06/2023

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 14/06/2023

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 28/06/2023

Sample Ref.		Type	Moisture Content (%) [1]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity * Index [5]	Modified * Plasticity Index (%) [6]	Soil * Class [7]	Filter Paper Contact Time (d)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH Value [13]	Sulphate Content		* Class [16]
TP/BH No.	Depth (m)																	SO ₃ (g/l)* [14]	SO ₄ (mg/l) [15]	
4	U/S 1.90	D	24	<5	51	21	30	0.09	30	CH	7	184			> 130					
	2.5	D	6.90	4											> 130					
	3.0	D	24	<5	51	25	26	-0.05	26	CH	7	230			> 130					

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils.

[8] Building Research Establishment Information Paper 4/95

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CTS using

a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 2018 + A1 2021 Clause 4 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO₃ as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1511 : Part 5 : 2018 + A1 2021 Clause 1.6 - Tested By CTS Leicester

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* These tests are not UKAS accredited

Full reports can be provided upon request.

Key

- D Disturbed sample (small)
- B Disturbed sample (bulk)
- U Undisturbed sample
- W Groundwater sample
- ENP Essentially Non-Plastic by inspection
- U/S Underside of Foundation



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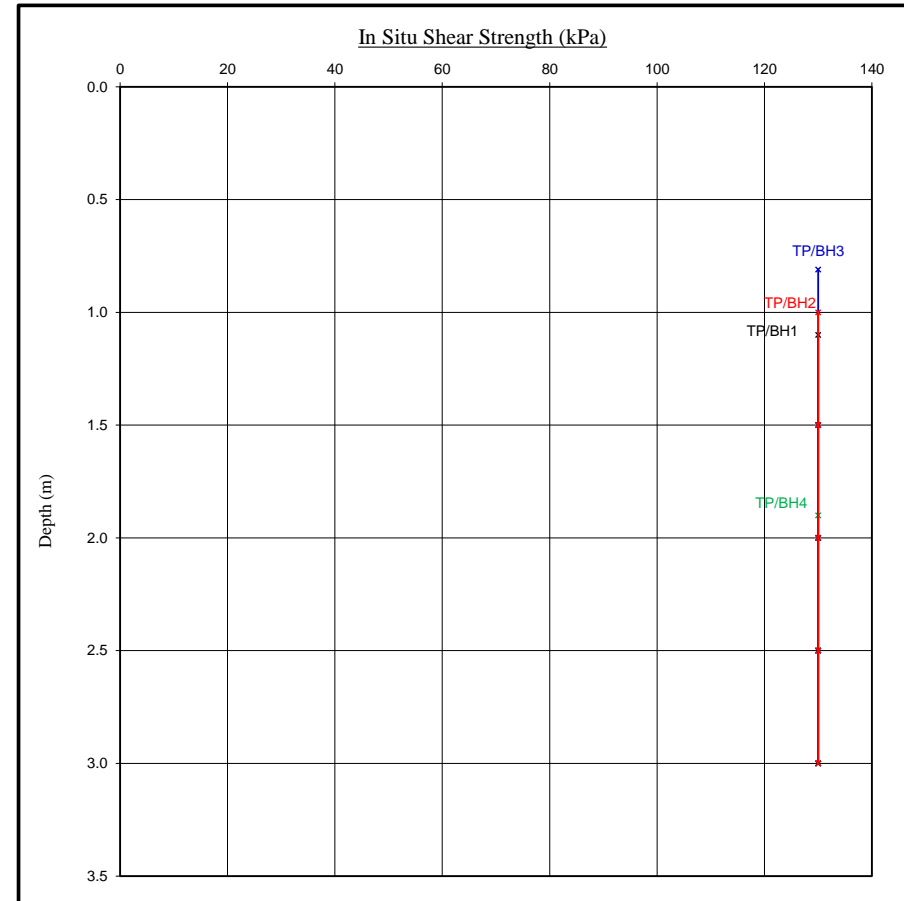
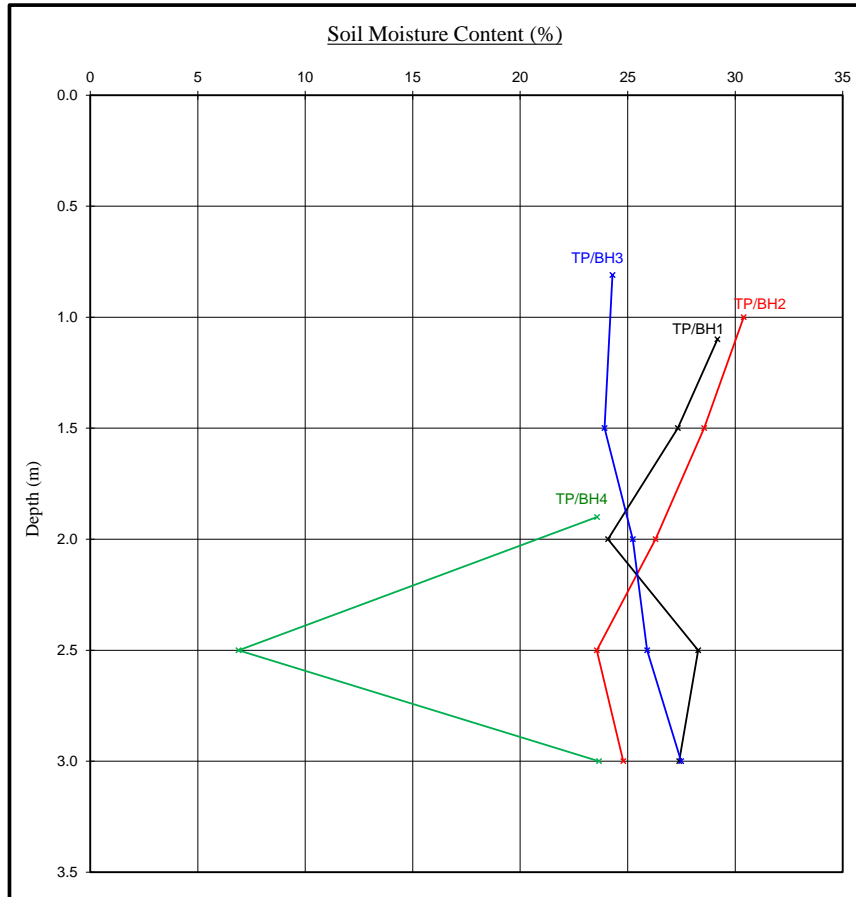
Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex, CM12 0TS

Version: 5BH V3.9 - 11.05.2023

Moisture Content Profiles

Our Ref : 616421
 Location : Stanton Guild House
 Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 26/05/2023
 Date Received : 07/06/2023
 Date Tested : 14/06/2023
 Date of Report : 28/06/2023



Notes

1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

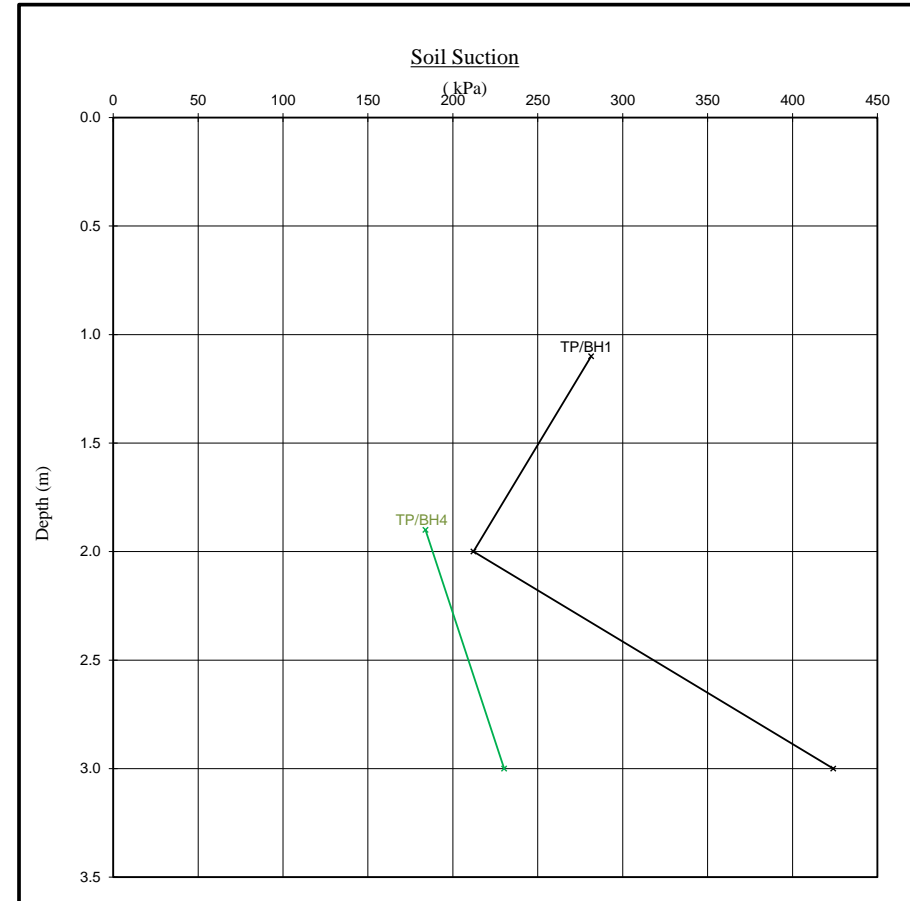
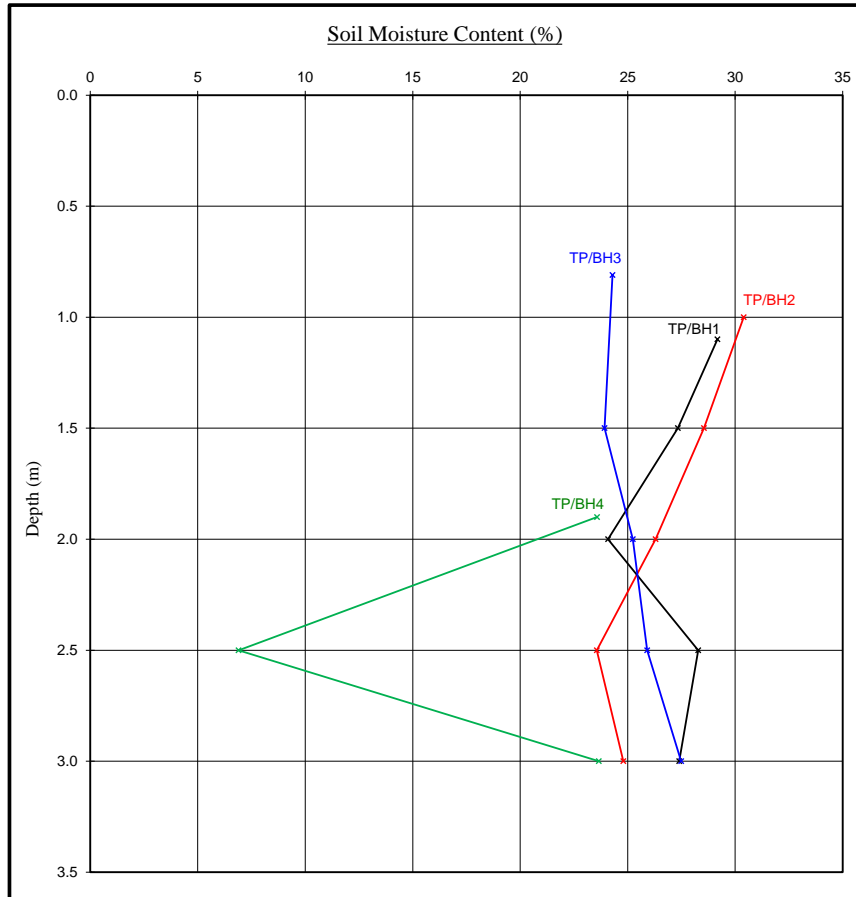
Note

1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Picon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

Moisture Content Profiles

Our Ref : 616421
 Location : Stanton Guild House
 Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 26/05/2023
 Date Received : 07/06/2023
 Date Tested : 14/06/2023
 Date of Report : 28/06/2023



Notes

1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Note

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

Stanton Guild House,

Client Reference: 616421
Report Date: 1 June 2023
Our Ref: R53110

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	<i>Salix</i> spp. *		4 mm	Low
BH1:				
1.3-2.5m	<i>Laurus</i> spp.	1	1.5 mm	Abundant
TP2:				
USF	<i>Salix</i> spp. *	2	1.5 mm	Moderate
BH2:				
1.3-2.5m	<i>Salix</i> spp. *	3	1 mm	Low
TP3:				
USF	Pomoideae gp.	4	3 mm	Abundant
BH3:				
1.1-3m	Pomoideae gp.	5	2 mm	Abundant
TP4:				
USF	<i>Fraxinus</i> spp.	6	6 mm	Abundant
BH4:				
2.1-3m	<i>Fraxinus</i> spp.	7	5 mm	Abundant

Comments:

- 1 - Plus 1 other also identified as *Laurus* spp.
- 2 - Plus 1 other also identified as *Salix* spp.
- 3 - Plus 1 other also identified as *Salix* spp.
- 4 - Plus 1 other also identified as Pomoideae gp.
- 5 - Plus 1 other also identified as Pomoideae gp.
- 6 - Plus 1 other also identified as *Fraxinus* spp.
- 7 - Plus 1 other also identified as *Fraxinus* spp.



Salix spp. are willows.

Laurus spp. include bay laurel (the bay tree).

Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.

Fraxinus spp. include common ash.

* EPSL research has developed a unique ability to differentiate Willows from Poplars. No other laboratory in the UK can currently provide this service. We now offer this benefit at no extra cost.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

Coding Sheet	Sheet:		Site:	STANTON GUILD HOUSE
	Job No.:	616421		
	Date:	26/05/2023	Client:	CRAWFORD CLAIMS MANAGEMENT

Run: 1									
From:	RWG1		Invert Level:	300	Direction:	D/S			
To:	D/S		Invert Level:		Function:	S/W			
Pipe Material:	PVC		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:	Poor			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion %	Intrusion mm	Shared Run:	No		
						If Shared How:			
0.00	ST					Remarks	Surface Material	Length (m)	
0.00	DES			90		Debris silt	Pavious		
0.10	RMJ			80		Roots mass			
0.10	MC					VC			
0.10	SA					Unable to push camera			

Comments:

Run: 2									
From:	RWP1		Invert Level:	200	Direction:	D/S			
To:	D/S		Invert Level:		Function:	S/W			
Pipe Material:	VC		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	Yes	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion %	Intrusion mm	Shared Run:	No		
						If Shared How:			
0.00	ST					Remarks	Surface Material	Length (m)	
0.00	DES			90		Debris silt	Gravel		
0.10	RMJ			80		Roots mass	shrubs		
0.10	SA					Unable to push camera			

Comments:

Run: 3									
From:	MH1		Invert Level:	800	Direction:	U/S			
To:	U/S		Invert Level:		Function:	F/W			
Pipe Material:	VC		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:		Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion %	Intrusion mm	Shared Run:	No		
						If Shared How:			
0.00	ST					Remarks	Surface Material	Length (m)	
0.70	JDM					Joint displaced medium	Pavious		
0.70	RMJ			20		Roots mass	possible need building.		
2.40	RFJ			10		Roots fine at joint			
3.00	JN	11				WC AND SINK			
4.40	FH					buried MH			

Comments:

Run:		4									
From:		MH1		Invert Level:		800		Direction:		D/S	
To:		D/S		Invert Level:				Function:		F/W	
Pipe Material:		VC		Pipe Dia:		100					
Water/Pressure Test:				Drain Break-In:				Gully Condition:			
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run: If Shared How:		No		
0.00	ST						Remarks		Surface Material	Length (m)	
0.10	MC						pitch fi		Gravel		
0.10	GO				20		pipe ovaled. s1		Paviments		
3.00	FH						away from area.				

Comments:

Run:		5									
From:		RWP2		Invert Level:		400		Direction:		D/S	
To:		D/S		Invert Level:				Function:		S/W	
Pipe Material:		VC		Pipe Dia:		100					
Water/Pressure Test:				Drain Break-In:		Yes		Gully Condition:			
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run: If Shared How:		No		
0.00	ST						Remarks		Surface Material	Length (m)	
0.10	DES				90		Debris silt		Gravel		
0.10	RMJ				60		Roots mass				
0.10	SA						Unable to push camera				

Comments:

To: **Crawford Claims Management**
 Ftao:
 Site: **Stanton Guild House**

Client Ref:
 Job No. 616421
 Claim No:
 Date: 22-Jun-23

ESTIMATE

Item		Amount
1.0	Location Run 1 RWG1 D/S	£650.70
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Work Spec Excavate and replace gully and 1m of pipe HPWJ/CCTV D/S and report back.	
2.0	Location Run 2 RWP1 D/S	£419.76
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Work Spec Excavate and replace rest bend and 1m of pipe HPWJ/CCTV D/S and report back.	
3.0	Location Run 3 MH1 U/S	£485.02
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Work Spec HPWJ and flexi line 2.5m U/S	
4.0	Location Run 4 MH1 D/S	£158.18
	Shared System A	
	Condition Grade A	
	Drain Serviceability Unserviceable	
	Work Spec HPWJ and Re-round pipe 3m D/S	
5.0	Location Run 5 RWP2 D/S	£419.76
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Work Spec Excavate and replace rest bend and 1m of pipe HPWJ/CCTV D/S and report back.	

Notes
 Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Total £2,133.43

Condition Grade
 A - Structurally sound with no leakage evident.
 B - Cracks and fractures observed.
 C - Structurally unsound

plus VAT @20% £426.69

Total + VAT £2,560.12

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
 The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
 CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- Stanton Guild House

Client :-

Crawford Claims Management

Client Ref

Job No.

616421

Claim No

Date

Recommendation

1

Description		Unit	Qty	Rate	Amount
Rate Code	Run 1 RWG1 D/S				
TITLE	Survey				
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other cleaning.	nr	1	£183.38	£183.38
TITLE	Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains				
SN0590	Gully, 150mm x 150mm. Remove existing and replace with new PVCu item. Bed, surround and backfill .	nr	1	£134.06	£134.06
TITLE	110mm Pipework - Isolated repair of lengths up to 1.0m				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£139.70	£139.70
TITLE	110mm Pipe Replacement - Bends / Junctions / etc				
SN0880	Short Radius Bend. Remove existing item and replace with new 110mm PVCu.	nr	2	£33.57	£67.14
TITLE	Extra-Over Surfacing Costs for drainage Repair / Replacement				
SN1045	Removal, set aside and reinstatement of concrete slab paving n.e 100mm thick.	m2	1	£28.06	£28.06
TITLE	Preparations / General Groundworks / Reinstatements				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.83	£1.83
SN8120300	Hardcore Filling to excavations over 250 mm average thick.	m	1	£44.47	£44.47
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1	£49.04	£49.04
SN006	1 Litre of disinfectant.	nr	1	£3.03	£3.03
Total subject to VAT @ 20%					£650.70

Note: Subject to the attached Terms and Conditions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus
 KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- Stanton Guild House

Client :-

Crawford Claims Management

Client Ref

Job No.

Claim No

Date

Recommendation

616421

22-Jun-23

2

Description		Unit	Qty	Rate	Amount
Rate Code	Run 2 RWP1 D/S				
TITLE	Survey				
SN0525	High Pressure Water Jetting - up to 1 hour on site.	hr	1	£58.84	£58.84
TITLE	Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains				
SN0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	1	£122.85	£122.85
TITLE	110mm Pipework - Isolated repair of lengths up to 1.0m				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£139.70	£139.70
TITLE	Preparations / General Groundworks / Reinstatements				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.83	£1.83
SN8120300	Hardcore Filling to excavations over 250 mm average thick.	m	1	£44.47	£44.47
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1	£49.04	£49.04
SN006	1 Litre of disinfectant.	nr	1	£3.03	£3.03
Total subject to VAT @ 20%			2		£419.76

Note: Subject to the attached Terms and Conditions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus
 KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- Stanton Guild House
 Client :- Crawford Claims Management

Client Ref	
Job No.	616421
Claim No	
Date	22-Jun-23
Recommendation	3

Rate Code	Description	Unit	Qty	Rate	Amount
	Run 3 MH1 U/S				
TITLE	Drain Lining				
SN1133	Van pack HPWJ & CCTV in preparation of lining	nr	1	£148.08	£148.08
SN1135	Drain Lining - Initial Set-Up Fee (0-3.0m)	nr	1	£336.94	£336.94
Total subject to VAT @ 20%			3		£485.02

Note: Subject to the attached Terms and Conditions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus
 KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- Stanton Guild House

Client :-

Crawford Claims Management

Client Ref

Job No.

Claim No

Date

Recommendation

616421

22-Jun-23

4

Description		Unit	Qty	Rate	Amount
Rate Code	Run 4 MH1 D/S				
TITLE	Survey				
SN0525	High Pressure Water Jetting - up to 1 hour on site.	hr	1	£58.84	£58.84
TITLE	Pipe Re-Rounding/Bursting				
SN1200	Pipe Re-rounding - 110mm pitch-fibre pipes	m	3	£33.11	£99.34
Total subject to VAT @ 20%			4		£158.18

Note: Subject to the attached Terms and Conditions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus

KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE

Site:- Stanton Guild House

Client :-

Crawford Claims Management

Client Ref

Job No.

Claim No

Date

Recommendation

616421

22-Jun-23

5

Description		Unit	Qty	Rate	Amount
Rate Code	Run 5 RWP2 D/S				
TITLE	Survey				
SN0525	High Pressure Water Jetting - up to 1 hour on site.	hr	1	£58.84	£58.84
TITLE	Gullies / Rest Bend / Rodding Eye - 110mm Isolated repair or connections to lined drains				
SN0650	Rest-bend. Remove existing and replace with new PVCu item. Bed, surround and backfill.	nr	1	£122.85	£122.85
TITLE	110mm Pipework - Isolated repair of lengths up to 1.0m				
SN0605	Excavate & remove isolated length. Replace in new 110mm PVCu. Bed, surround & backfill. n.e. 1000mm deep.	nr	1	£139.70	£139.70
TITLE	Preparations / General Groundworks / Reinstatements				
SN0025	Protection Temporary works to floors, 1000 gauge polythene.	m2	1	£1.83	£1.83
SN8120300	Hardcore Filling to excavations over 250 mm average thick.	m	1	£44.47	£44.47
SN2050005	Disposal by hand excavated contaminated/saturated material off site.	m3	1	£49.04	£49.04
SN006	1 Litre of disinfectant.	nr	1	£3.03	£3.03
TITLE	Survey Commercial - pipes >160mm <300mm				
Total subject to VAT @ 20%			5		£419.76

Note: Subject to the attached Terms and Conditions

Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- Stanton Guild House

Client Ref:-

Client :- Crawford Claims Management

Job No.:- 616421

Attention of:-

Claim No:-

Date:- 22-Jun-23

General Terms and Conditions

- 1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.
- 2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.
- 3 CET's standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m³ soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur. Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.

With a minimum of 4 hours. Materials at cost plus 25%.

Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B Broken pipe at... (or from... to...) o'clock	JN Junction at...o'clock, diameter...mm
BR Branch Major	JX Junction defective at.. o'clock, diameter.. mm
CC Crack circumferential from... to... o'clock	LC Lining of sewer changes/starts/finishes at this point
CL Crack longitudinal @... o'clock	LD Line of sewer deviates down
CM Cracks multiple from... to... o'clock	LL Line of sewer deviates left
CN Connection at... o'clock, diameter... mm	LN Line defect at (or from.. to..) o'clock
CNI Connection at... o'clock, diameter... mm, intrusion... mm	LR Line of sewer deviates right
CU Camera under water	LU Line of sewer deviates up
CX Connection defective at... o'clock	MB Missing bricks at.. (or from.. to..) o'clock
CXI Connection defective at... o'clock, diameter... mm, intrusion... mm	MC Material of sewer changes at this point
D Deformed sewer... %	MH Manhole/node
DB Displaced bricks at (or from.. to..) o'clock	MM Mortar missing medium at.. (or from.. to..) o'clock
DC Dimension of sewer changes at this point	MS Mortar missing surface at.. (or from.. to..) o'clock
DE Debris (non silt/grease)... % cross-sectional loss	MT Mortar missing total at.. (or from.. to..) o'clock
DEG Debris grease... % cross-sectional area loss	OB Obstruction... % height/diameter loss
DES Debris silt... % cross-sectional area loss	OJL Open joint large
DI Dropped invert, gap... mm	OJM Open joint medium
EHJ Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)	PC Length of pipe forming sewer changes at this point, new length...mm
ELJ Encrustation light from.. to.. o'clock%	RFJ Roots fine (at joint)
EMJ Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)	RMJ Roots mass... % cross-sectional area loss (at joint)
ESH Scale heavy... % cross-sectional area loss from... to... o'clock	RTJ Roots tap (at joint)
ESL Scale light from... to... o'clock	SA Survey abandoned
ESM Scale medium... % cross-sectional area loss from... to... o'clock	SC Shape of sewer changes at this point
FC Fracture circumferential from... to... o'clock	SSL Surface damage, spalling large at (or from.. to..) o'clock
FL Fracture longitudinal at... o'clock	SSM Surface damage, spalling medium at (or from.. to..) o'clock
FM Fractures multiple from... to... o'clock	SSS Surface damage, spalling slight at (or from.. to..) o'clock
GO General observation at this point	SWL Surface damage, wear large at... (or from.. to..) o'clock
GP General photograph number... taken at this point	SWN Surface damage, wear medium at... (or from.. to..) o'clock
H Hole in sewer at... o'clock	SWS Surface damage, wear slight at.. (or from.. to..) o'clock
IDJ Infiltration dripper at (or from... to...) o'clock (at joint)	V Vermin (rats and mice)
IGJ Infiltration gusher at (or from... to...) o'clock (at joint)	WL Water level... % height/diameter
IRJ Infiltration runner at (or from... to...) o'clock (at joint)	X Sewer collapsed... % cross-sectional area loss
ISJ Infiltration seeper at (or from... to...) o'clock (at joint)	FH End of survey
JDM Joint displaced medium	
JDL Joint displaced large	